

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, October 23, 2013

Planning Commission Technical Committee	October 15, 2013 @ 8:00 a.m.
Planning Commission Study Session	October 16, 2013 @ 3:30 p.m.
Planning Commission Pre-Meeting	October 23, 2013 @ 3:30 p.m.
Planning Commission Meeting	October 23, 2013 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.
3600 Constitution Boulevard, West Valley City, UT 84119

__ Woodruff __ Fuller __ Matheson __ Mills __ Conder __ Garcia __ Thomas __ Bilic

GENERAL PLAN/ZONE CHANGE APPLICATION

GPZ-5-2013 Petition by **MILT SHIPP** requesting a **General Plan change** from commercial/light manufacturing to very high density residential and a **zone change** from 'M' (manufacturing) and 'A' (agriculture) to 'RM' (residential multi-family). The property is located at 2882 S Decker Lake Drive on 16 acres. (Staff- **Steve Pastorik** at 801-963-3545) (*Continued from the October 9, 2013 Planning Commission Public Hearing*)

ZONE TEXT CHANGE APPLICATIONS

ZT-7-2013 Petition by **WEST VALLEY CITY** requesting an **ordinance text amendment** to add Section 7-2-131 regarding pawnshop regulations to the West Valley City Municipal Code. (Staff- **Steve Pastorik** at 801-963-3545)

SUBDIVISION APPLICATIONS

S-24-2013 Petition by **BLAINE WALKER** requesting **preliminary plat approval** for the Ashlee Commons Subdivision which consists of 27 lots on 9.0 acres. The subdivision is located at approximately 4450 S 5400 W and is zoned 'R-1-7', 'R-1-8', and 'R-1-10'. (Staff- **Steve Lehman** at 801-963-3311)

SV-8-2013 Petition by **BEN HUOT**, representing the **UTAH DEPARTMENT OF TRANSPORTATION**, requesting a **plat amendment** for the Hunter Cove Phase 2 Subdivision. This application will vacate lots 201-225, all of Cranston Cove, Strickland Place, and a portion of Timber Oaks Lane. This proposal is located at approximately 4195 S 5875 W. (Staff- **Steve Lehman** at 801-963-3311)

CONDITIONAL USE APPLICATIONS

C-47-2013 Petition by **DLM DEVELOPMENT** requesting a **conditional use amendment** for a 304,000 square foot building at 201 Commerce Center. The property is located at approximately 4300 W 2100 S on 18.11 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

C-48-2013 Petition by **SHAYLA FAIRCLOUGH** requesting **conditional use approval** for a major home occupation for a pre-school. The property is located at 7152 W Hunter Dawn Way on .26 acres and is zoned 'R-1-10' (single family residential, minimum lot size 10,000 square feet). (Staff- **Kevin Despain** at 801-965-5814)

C-49-2013 Petition by **BRITTANY PETERSON** requesting **conditional use approval** for a major home occupation for a pre-school. The property is located at 7050 W 3800 S on .96 acres and is zoned 'A' (agriculture). (Staff- **Kevin Despain** at 801-965-5814)

C-50-2013 Petition by **HIEN PHAM** requesting a **conditional use amendment** to waive masonry wall screening requirements adjacent to residential zoned property. The property is located at 4085 S 4000 W on .72 acres and is zoned 'C-1' (neighborhood commercial). (Staff- **Lee Logston** at 801-963-3531)

PLANNING COMMISSION BUSINESS

Approval of Minutes from October 9, 2013 (Regular Meeting)

Approval of Minutes from October 16, 2013 (Study Session)